



Site Vision 2027

In 2027, the Amazon campus in Oak Brook is a small city humming with life and creative energy. An expanded headquarter building is encircled by trendy retail and restaurants on campus. Amazon employees can be seen on campus during weekends, as they come to enjoy the lakes, to bring their dogs to the on-campus dog park or to bike, run or jog along the two-way multi-purpose lanes around the site.

CORE AMAZON WORKPLACE CONCEPT

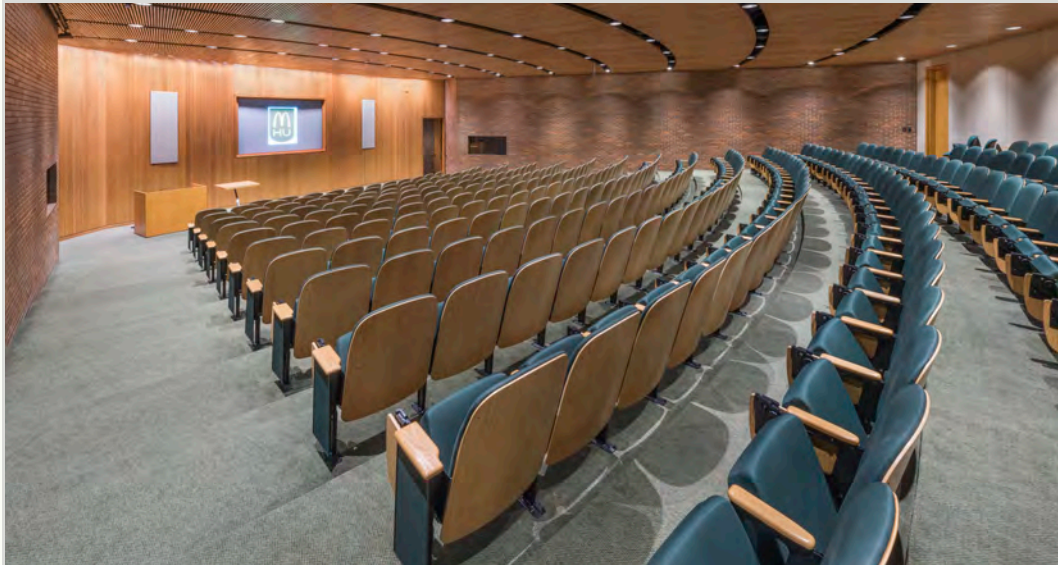
Designed by world renowned architect Dirk Lohan, the LEED Platinum certified headquarter building offers plenty of modern features that Amazon employees will appreciate. Their new workplace already features exceptional views of the surrounding natural environment and penetrating light wells and floor to ceiling windows allowing for abundance of natural light to radiate the interior. This state-of-the-art workplace will help attract talent, while Oak Brook-based companies already enjoy a competitive labor advantage. 64.5% of Oak Brook's and 47.2% of DuPage County's workforce have Bachelor's degree or higher and 96.7% of Oak Brook's and 92% of DuPage County's are high school graduates or higher. Exceptional geographic location and easy access allow for employee recruitment from multiple suburban markets and from Chicago.

NEIGHBORHOOD CONCEPT

Top schools, beautiful residential neighborhoods, and rich cultural and historical attractions make Oak Brook a very desirable community in which to live. Residents enjoy excellent quality of life, no municipal property tax, convenient location, and the best of schools. Oak Brook is also a very safe and diverse community with 23.2% of Village residents identifying themselves as of Asian descent (US Census 2015). Oak Brook offers a variety of upper-end housing options (median value \$809,500) making the area attractive to executives and professionals. Yet, a unique feature of this small Village is the contiguous access to thousands of lower cost apartments and a range of other affordable housing alternatives in immediately surrounding communities like Westmont, Elmhurst, Villa Park and Hinsdale.

PLACE CONCEPT

Oak Brook already offers an astonishing mix of vibrant retail, hotels, and restaurants. The retail, hotels, and restaurants contribute to the thriving local economy, keep taxes and operational costs low for its corporate residents, and make doing business here both pleasurable and affordable. More than 60 fabulous restaurants are within walking distance of the proposed headquarter campus. Among the many local amenities, the Oakbrook Center is perhaps one of the most popular. Oakbrook Center is one of the largest shopping centers in the country, with more than 2 million square-feet of retail space. This open-air center has turned into a unique downtown area for Oak Brook and hosts biannual fine art exhibitions, as well as concerts, and outdoor movies.



CONNECTIVITY CONCEPT

The Village encompasses about nine (9) square miles, and successfully combines the charm of small town living in one of more than two dozen neighborhoods, with the cultural, recreational, and commercial amenities found in a large metropolitan area. The founders of Oak Brook developed the community with a goal to achieve a balance in the community. To that end, the Village's three segments; residential, office and retail, and recreation and culture are all inter-connected by the Village Bikeway.

UTILITIES / COMMUNICATIONS

The Oak Brook area is rich in fiber. The Village has worked with several utilities to bring fiber connectivity to these specific sites. Fiber is routed along the parkway on each site location for connectivity and is on site at the main McDonald's campus location. All major cellular carriers, Verizon, AT&T, T-Mobile and Sprint are located within the Village. The Village is installing a new cell tower within the year, on their municipal campus, to accommodate enhanced coverage for residential and business use. The sites highlighted in the proposal are serviced by Commonwealth Edison and NICOR to deliver whatever service is required to the site presently and has the capability for further expansion for additional buildings.

SUSTAINABILITY CONCEPT

The Village of Oak Brook is a proponent of Leadership in Energy and Design (LEED) and sustainability practices to create healthy, highly efficient and energy saving green buildings and sites within our community. The Village's Building Staff are certified in the subject matter of energy conservation. The McDonald's Headquarter building is LEED Platinum Certified.



Amazon

Oak Brook

– Day One

DAY ONE, PHASE 1

In addition to the McDonald’s owned soccer fields (35 acres) across from the campus, the Village of Oak Brook is open to pursuing the exchange of 459,013 sq. ft., approximately 10.5 acres of land adjacent to the McDonald’s Campus where the Village’s Butler Government Center resides in return for assistance to fund construction of a new Village Government Center either within Amazon’s new campus or on other property that belongs to the Village.

LAND AREA	EXISTING BUILDING(S)
145 acres	Four

AVAILABLE FLOORSPACE
700,000 SQ. FT Immediately

EXISTING BUILDING AMENITIES	
Parking Spaces	Domestic Sewage
Domestic Water	Natural Gas
Electricity	

DEVELOPMENT CAPACITY
8 Million SQ FT

PROPOSED ROLE/MIX OF USES	
Commercial	Office
Hospitality	Mixed Use
Research	

EARLIEST OCCUPANCY DATE
2018

DEVELOPER CAPACITY

The current Class A headquarter building on the proposed site could be easily expanded to fit Amazon’s needs. At present it offers a corporate space of 331,630 SF and the on-campus training center houses another 130,484. Both the headquarter building and the training center are move-in ready and would allow Amazon’s employees to start right away in their new location in Oak Brook saving Amazon time and resources. The training center with its own test kitchen areas and a covered passageway to the Hyatt hotel on campus offers Amazon’s employees and visitors a potential place to work, eat, play, and stay.

PHASE IMPLEMENTATION

Once the Oak Brook site is selected and Amazon has secured the properties from the McDonald’s corporation, the Village will begin working with Amazon and their developer to bring forward any reduction in permit fees in an expeditious manner to the Village Board. The Village Board will work within their statutory guidelines to incorporate the Village Hall property into the site location. It is anticipated all this will be completed within the time frame specified by Amazon for their redevelopment.

EXISTING BUILDING(S)	PRIMARY OWNER(S)
McDonald’s HQ McDonald’s International HQ Hamburger University Hyatt at McDonald’s campus	McDonald’s The Village of Oak Brook

NO. OF PROPERTIES	NO. OF OTHER OWNERS
Four	Two

TIMELINE TO OCCUPANCY- FLEXIBLE TO AMAZON'S SCHEDULE		
①	ENTITLEMENTS	01/2019
②	BUILDING REFURBISHMENT	Completed
③	SITE PREPARATION	Completed
④	INFRASTRUCTURE	Completed
⑤	CONSTRUCTION	Completed
⑥	MOVE-IN	06/2019

IMPLEMENTATION STRUCTURE OPTIONS

Own

Lease

Joint-Venture

